



**Agenda**  
Economic Development Committee Meeting  
Monday, May 18, 2026  
Richland City Hall - Council Chambers  
625 Swift Boulevard

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**Regular Meeting - 4:00 p.m.**

**Call to Order/Attendance**

**Approval of Agenda** (Approved by Motion)

**Public Comments:** Public comments will be limited to 3 minutes per speaker.

**Approval of Minutes** (Approved by Motion)

1. Approval of the April 20, 2026, Economic Development Committee Meeting Minutes  
- Shairra Rahseparian, Administrative Assistant II

**New Business** (30 Minutes)

2. Commercial Façade Improvement Program – Downtown Business Improvement District Mural  
- Rebecca Williamson, Economic Development Specialist
3. Potential repurchase of property  
- Darin Arrasmith, Planner

**Presentations** (10 Minutes)

4. Comprehensive Plan Workshop Activity Item  
- Amanda Wallner, Economic Development Manager

**Economic Development Update**

**Real Estate Update**

**Announcements** (3 Minutes)

**Adjournment**

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (RCW Ch. 42.30) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.

# ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 5/18/2026

Agenda Category: Approval of Minutes

Prepared By: Shairra Rahseparian, Administrative Assistant II

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**Subject**

Approval of the April 20, 2026, Economic Development Committee Meeting Minutes

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**Department**

Development Services

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**Recommended Motion**

Approve the meeting minutes from the April 20, 2026, Economic Development Committee meeting.

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**Summary**

April 20, 2026, Economic Development Committee Meeting Minutes are attached for review and consideration.

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**Fiscal Impact**

None.

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**Attachments**

I. 2026.4.20 Economic Development Committee Meeting Minutes\_Draft



**MINUTES  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
Monday, April 20, 2026  
Richland City Hall ~ Council Chambers  
625 Swift Boulevard**

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**CALL TO ORDER**

Vice-Chair Morasch called the meeting to order at 4:02 p.m.

**ATTENDANCE**

Attendance: Chair Bricker	Absent
Vice-Chair Morasch	Present
Committee member Potts	Present
Committee member Rogalsky	Present
Committee member Spencer	Absent
Committee member Griffin	Present
Committee member French	Absent
Committee member Jackson	Present

Also present were Councilmember Jones, Development Services Director Rizzitiello, Economic Development Manager Wallner, Planner Arrasmith, Economic Development Specialist Williamson, CDBG/HOME Administrator Lehman and Administrative Assistant II Rahseparian.

**APPROVAL OF AGENDA**

**COMMITTEE MEMBER ROGALSKY MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.**

**PUBLIC COMMENTS**

None.

**APPROVAL OF MINUTES**

1. December 1, 2025, Economic Development Committee Special Meeting Minutes

**COMMITTEE MEMBER ROGALSKY MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM DECEMBER 1, 2026 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES. MOTION PASSED 5-0.**

## ITEMS OF BUSINESS

### 2. Commercial Façade Improvement Program – Crigler Insurance West Building Located at 1307 George Washington Way

Economic Development Specialist Williamson provided an overview of the Commercial Façade Improvement Program (CFIP), which supports exterior upgrades to commercial buildings to reduce blight and encourage reinvestment. Owner of Gleaned Antiques at 1307 George Washington Way, Rich Crigler, proposed a project that includes a new door and updated windows. The total project cost is \$12,413. The proposed work will be visible from the public right-of-way and is eligible for reimbursement of \$6,206.50. Staff recommended that the Committee forward a positive recommendation to City Council for approval of the funding request.

The applicant, Rich Crigler, provided a brief history of the building and spoke on behalf of the proposal.

**COMMITTEE MEMBER GRIFFIN MOVED AND COMMITTEE MEMBER POTTS SECONDED THE MOTION TO RECOMMEND THE CITY COUNCIL APPROVE THE APPLICATION FROM GLEANED ANTIQUES FOR A COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT FOR IMPROVEMENTS AS OUTLINED IN APPLICATION NOs. CFIP2026-101 FOR A TOTAL OF \$6,206.50. MOTION PASSED 5-0.**

## PRESENTATIONS

### 3. 150 Keene Road Update

Planner Arrasmith gave a presentation to give the background on an item that will be going for a purchase of sale. Staff discussed relationship of Kylie Bunch, Energy Services Project Manager, to the potential purchaser. Discussions related to proximity of the boundary to the trail, speed limit in the area, process of disclosing conflicts of interest, and who is involved in the negotiations followed.

### 4. Economic Development Committee Training Manual

Economic Development Specialist Williamson presented a packet of updated handouts for the Economic Development Committee Training Manual for the existing members and provided binders with up-to-date information for the new members.

Economic Development Specialist Williamson introduced CDBG/HOME Administrator Lehman to briefly provide information about the Community Development Block Grant Program. The program was previously overseen by the Planning Commission and will now be overseen by the Economic Development Committee (EDC) instead. Each year, the

program receives approximately \$360,000 from Housing Urban Development (HUD), Federal Funds, to be allocated out to non-profit agencies and public facilities. Application process typically begins in August and would come before the EDC board in October, before going on to the City Council in November for approval. Typically, the program receives a large number of applications exceeding funds available.

**ECONOMIC DEVELOPMENT UPDATE**

Economic Development Specialist Williamson provided an update on the following:

New restaurant, Endive Eatery, opened in the downtown business district where Moonshot Brewing was previously.

**REAL ESTATE UPDATE**

None.

**ANNOUNCEMENTS**

Economic Development Manager Wallner announced that it was Ribbon Cutting Season and to look for invites from Williamsons email address.

**ADJOURNMENT**

Vice - Chair Morasch adjourned the meeting at 4:28 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Brad Bricker, Chair

\_\_\_\_\_  
Shairra Rahseparian, Administrative Assistant II

DATE APPROVED:

DATE PUBLISHED:



## ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 5/18/2026

Agenda Category: New Business

Prepared By: Rebecca Williamson, Economic Development Specialist

### Subject

Commercial Façade Improvement Program – Downtown Business Improvement District Mural

### Department/Office

Development Services

### Document Type

Economic Development Committee Item

### Recommended Motion

Motion to recommend the City Council approve the application from the Downtown Business Improvement District for a Commercial Façade Improvement Program grant for improvements as outlined in Application No. CFIP2026-102 for a total of \$1,000.

### Summary

The City administers the Commercial Façade Improvement Program (CFIP), established by the Richland City Council on July 15, 2008, through Ordinance No. 15-08. The program is intended to enhance the exterior appearance of private commercial buildings, eliminate blight, and encourage reinvestment in the community. Eligible improvements include, but are not limited to, replacement of windows and exterior doors, exterior lighting, and enhancements to exterior walls.

The Downtown Business Improvement (DBID), also known as "The Parkway," was established by the Richland City Council on February 6, 2007, through Ordinance No. 03-07. The DBID is operated by a Board of Directors elected by business owners within the district and funded through assessments changed to those same businesses. The DBID continues to work to improve the visibility and advertising of businesses within the district. One initiative being explored, similar to efforts in the Uptown Business Improvement District, is the installation of public murals.

Megan Savely, owner of Frost Me Sweet Bakery and Bistro and President of the DBID, has offered the south-facing wall of the building located at 710 The Parkway for a mural installation. The wall is highly visible to northbound traffic on George Washington Way. The proposed mural design is intended to highlight the walkability and vibrancy of The Parkway and the surrounding downtown area.

The cost of preparing the wall and installing the mural is estimated at \$4,913. The proposed work will be visible from the public right-of-way and is eligible for reimbursement of up to \$1,000.

Staff recommends that the Economic Development Committee provide an affirmative recommendation to the Richland City Council for approval of the funding request.

### Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide \$1,000 in matching funds for this project. If approved by Council, the program will have a remaining balance of \$141,287.50 available for additional projects.

### Attachments

1. CFIP 2026-102 Downtown Business Improvement District (Frost Me Sweet Mural)
2. Vicinity Map DBID (Frost Me Sweet) 5.2026



# Commercial Façade Improvement Program

Application

Applicant Name	Downtown BID/Megan Savely	Applicant Title	RBID President
Applicant Phone	5093081442	Applicant Email	MEG@FROSTMESWEET.COM
Applicant Mailing Address	710 The Pkwy, Richland, WA 99352		
Applicant Relationship to Business	Owner or 710 The Parway/President of the RBID		
Business Name	Richland Parkway Business	Business Phone	5093081442
W-9 Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	UBI Number	
Project Physical Address	710 The Parkway, Richland, WA 99352		
Age of Building	100+ years original, 20 years since remodel		
Project Cost	\$ \$4,913.63	Amount Requested	<del>\$ \$2,456.82</del> <b>\$1,000</b>

The amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).

Is the property owner different than the business owner?  Yes (If yes, complete section in yellow below)  No

Owner Name	Megan Savely	Property Manager	Megan Savely
Owner Phone	5093081442	Owner Email	meg@frostm Sweet.com
Owner Mailing Address	710 The Parkway, Richland, WA 99352		

Documentation from property owner granting permission for project? (e-mail OK)  Yes  No

1) Have CFIP been used for this property before?  Yes (If yes, complete section 1a)  No

1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.

Façade improvements to the exterior of 710 The Parkway including include new window trim, new awning and sign backing. Utilized in 2021, \$20,000

2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.

This application is for an art mural on the south facing wall of our building facing George Washington Way. This art mural is a dedication to the Richland Parkway and will help to revitalize the downtown area and make drivers aware of the Historical Richland Parkway. The design is made to feature the walkability of the Parkway and downtown area. Please see the attached packet including the mural rendering.

3) To assist Richland Businesses in leveraging resources, all applicants are required to explore additional funding available through the City's Energy Efficiency Programs. If eligible, these funds must be used as a first source for the project and cannot be matched. Please email [EnergyServices@ci.richland.wa.us](mailto:EnergyServices@ci.richland.wa.us) to begin this process. Documentation of results required.

Status attached:  Yes  No

### PERMITTING

4) Call the City of Richland permitting at (509) 942-7794 (option #1) to find out permitting requirements.

4a) Please indicate which permits you may need to obtain.

<input type="checkbox"/> City of Richland Building Permits	<input type="checkbox"/> City of Richland Right-of-Way Permits
<input type="checkbox"/> City of Richland Sewer/Water Permits	<input type="checkbox"/> Washington State Liquor Licensing
<input checked="" type="checkbox"/> Other Describe: Sign permit	<input type="checkbox"/> None

5) Can the project be completed within 12 months? Please explain.

Yes, once approval has been given the muralist can start within 30 days and the project itself will take up to 30 days.

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
Richland Parkway Business Improvement District	\$ \$2,456.81
Frost Me Sweet	\$ \$2,456.82
	\$
	\$
<b>Total</b>	\$ \$4,913.63

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
Mural:Design & Labor	\$3,000.00	<del>50%</del>	\$750
Mural: Materials & Supplies	\$700.00	<del>50%</del> 25%	\$175
Anti-Graffiti Sealant	\$300.00	<del>50%</del>	\$75
<del>Reader Board Removal</del>	<del>\$913.63</del>	<del>50%</del>	<del>\$456.81</del>
	\$		\$
	\$		\$
<b>Total</b>	\$4,913.63		\$1,000

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.


**Application Requirements**

Please check the box beside each item to note that you have met that requirement.

<input checked="" type="checkbox"/>	Requirements for Submittal
<input checked="" type="checkbox"/>	The business applicant has a current Richland Business License
<input checked="" type="checkbox"/>	The project complies with Richland Municipal Code and all applicable building and life safety codes
<input checked="" type="checkbox"/>	The project improvements are clearly visible to the general public
<input checked="" type="checkbox"/>	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
<input checked="" type="checkbox"/>	The project is permanent and long lasting
<input checked="" type="checkbox"/>	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
<input type="checkbox"/>	The applicant provided <b>two (2)</b> estimates for each aspect of the project; budget for reimbursement is based on lowest bid but applicant may select bidder of choice.
<input checked="" type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input checked="" type="checkbox"/>	The applicant has worked with Energy Services to determine if the project is eligible for funding through <a href="#">Energy Services Commercial &amp; Industrial Programs</a> prior to submitting this proposal.
<input checked="" type="checkbox"/>	The applicant has available funds to complete the project before requesting reimbursement from the City

### Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

 CRITERIA CONSIDERED	
Physical	
<input checked="" type="checkbox"/>	The project enhances the building and surrounding neighborhood
<input checked="" type="checkbox"/>	The project enhances existing historical or architectural features
<input checked="" type="checkbox"/>	The project is designed in consistency with the surrounding area
<input checked="" type="checkbox"/>	The project enhances the immediate common area shared by two or more businesses
<input checked="" type="checkbox"/>	The project is decorative and/or artfully designed in compatibility with its surrounding area
<input checked="" type="checkbox"/>	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
<input type="checkbox"/>	<b>The project clusters two or more on-site improvements</b>
<input type="checkbox"/>	It is the first application awarded at the project site
<input type="checkbox"/>	The improvements are in an area identified as a priority funding area
<input type="checkbox"/>	The project narrative describes the project's positive economic impact on the business
Relationship Building	
<input checked="" type="checkbox"/>	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
<input type="checkbox"/>	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

**Certification**

Please confirm by initialing each statement.

<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I have read the <b><u>Commercial Facade Improvement Program Guidelines and Procedures</u></b> document.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I am aware of the limitations of this program.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I understand that the City of Richland will only reimburse those costs actually incurred by the Applicant and only after the service is rendered, paid for (if provided by a third party), and a signed Request for Reimbursement form has been submitted to the City, including any copies of invoices and payment documentation.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I understand that use of funds is subject to audit by the State of Washington.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I understand that once submitted, this application is a public record. The City of Richland may post part or all of it on the City's website or provide it in response to public records request.</p>
<p>MS SIGNED BY: MEGAN SAVELY</p>	<p>I understand that I will be required to attend a City of Richland Economic Development Committee meeting to provide a brief overview of the proposed project and answer questions from the committee.</p>

eSigned via GovOS.com  
*Megan Savely*

Key: ee2a5f50-a5ab-4474-8d9e-72ea8b2e6118

Signature

Megan Savely

04-21-2026

Printed Name

Date

## Application Submittal

In addition to submitting via this web portal, applications can be:

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to [info@richlandbusiness.com](mailto:info@richlandbusiness.com)
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Rebecca Williamson
- If mailed, mail to:

Richland BEDO  
Attn: R. Williamson, Economic Development  
625 Swift Boulevard, MS-18  
Richland, WA 99352



*Anna Marie*

# Mural Proposal

Historic Richland Parkway – Richland, WA

Prepared by AnnaMarie Studios, LLC

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## Project Overview

This mural is designed to celebrate and visually reinforce the identity of the Historic Richland Parkway as a vibrant, community-centered destination. Positioned on the exterior of Frost Me Sweet Bakery & Bistro, the piece will serve as both a landmark and an invitation—encouraging foot traffic, exploration, and engagement with the surrounding businesses.

The goal is to create a mural that not only enhances the space aesthetically, but also tells a story—highlighting the unique blend of food, art, shopping, and community experiences that define the Parkway.

The mural will be painted on an existing brick surface approximately 10 ft x 15 ft (150 sq ft).

## Creative Direction

The proposed concept is inspired by classic illustrative streetscapes and timeless downtown scenes, similar in tone to the provided reference imagery.

The mural will feature:

- A stylized, welcoming view of the Historic Richland Parkway
- Visual callouts to key experiences (cafés, bakery, farmers markets, shopping, local art)
- Warm, inviting lighting and color palette to evoke community and charm
- Subtle incorporation of local “Easter eggs” within the scene
- Composition designed to read clearly from both a distance and up close

The final design will be refined in collaboration with stakeholders following initial concept approval.

## Site & Surface Considerations

Due to the current wall condition, proper preparation will be required prior to the start of painting to ensure longevity and quality of the final piece.

Surface preparation may include:

- Cleaning and debris removal
- Removal of reader-board
- Crack filling and minor patching
- Surface pressure washing as needed

Note: Any significant structural repairs beyond standard surface prep will be discussed and approved prior to execution.



# Why AnnaMarie Studios?

As a Tri-Cities-based artist and designer, I care deeply about the spaces that shape our local community. My work is rooted in creating pieces that not only enhance a space visually, but also contribute to a stronger community.

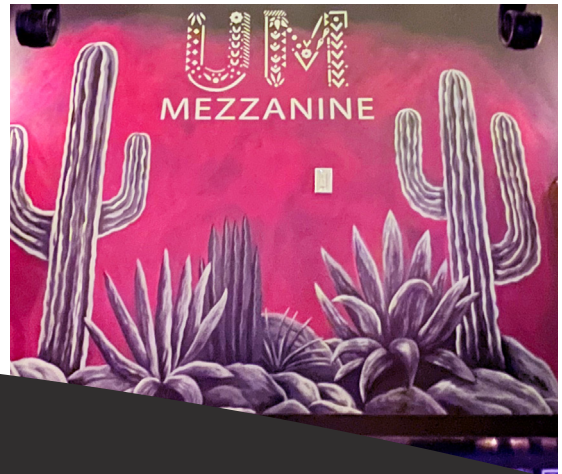
I bring a combination of fine art skill and strategic design thinking to every project, allowing me to approach murals not just as artwork, but as intentional, lasting elements within a public environment. My goal is always to create something that feels cohesive with its surroundings, easy to engage with, and reflective of the community it represents.

I've had the opportunity to complete several local mural and public-facing projects throughout the Tri-Cities, including work at The Shade Café, The Locker at Cedars, and Cedars at Pier One, as well as multiple electrical box wraps and bus station installations. These projects have given me hands-on experience working within real-world constraints, collaborating with stakeholders, and delivering polished, durable results in public spaces.

This project is especially meaningful to me as an opportunity to contribute to the Historic Richland Parkway—an area that represents so much of what makes this community unique.

# Examples of past work

A selection of relevant recent public-facing art and mural projects, in a wide range of styles, completed throughout the PNW.



## Proposed Design Concept

The proposed mural concept will be in a realistic but simple style that cover a 15x10ft space on the side of Frost Me Sweet's building. Designed to draw attention to and visually celebrate the Historic Richland Parkway as a vibrant, walkable destination. This mural is designed to function as more than decoration—it will act as a visual landmark that:

- Reinforces the identity of the Historic Richland Parkway
- Encourages foot traffic and exploration
- Creates a natural photo opportunity for visitors
- Contributes to the overall atmosphere and sense of place

### Concept Overview

The mural will depict a warm, lively streetscape that highlights the character and offerings of the Parkway. Rather than focusing on a single business, the composition will capture the collective experience of the area—bringing together elements of food, art, shopping, and community.

Drawing inspiration from classic illustrative streetscapes and timeless downtown scenes, the design will present an inviting, stylized interpretation of the Parkway—encouraging both locals and visitors to engage with the space. The visual style will reflect:

- A painterly, illustrative approach with clean readability
- Slightly stylized realism (approachable, not overly abstract)
- A cohesive color palette that complements the surrounding environment
- Avoiding overly retro styling while maintaining a timeless, approachable aesthetic



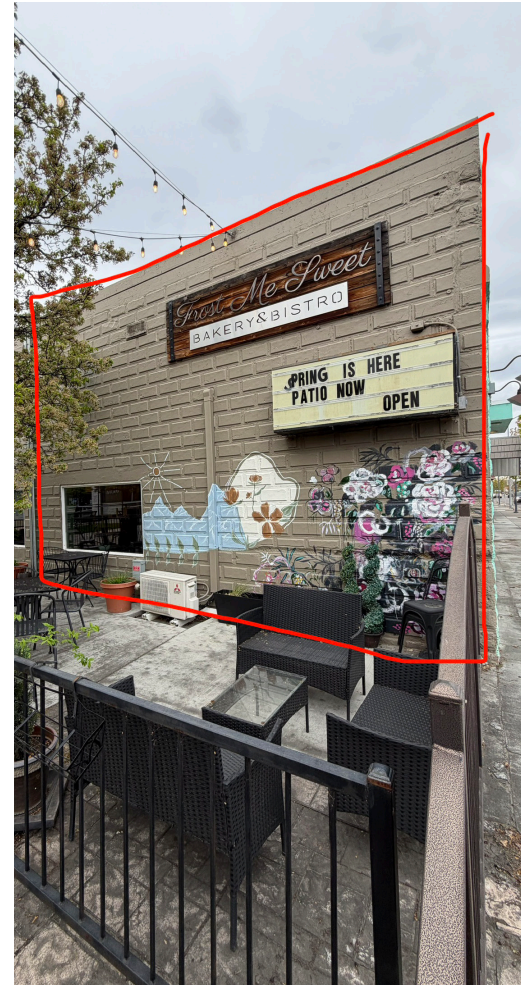
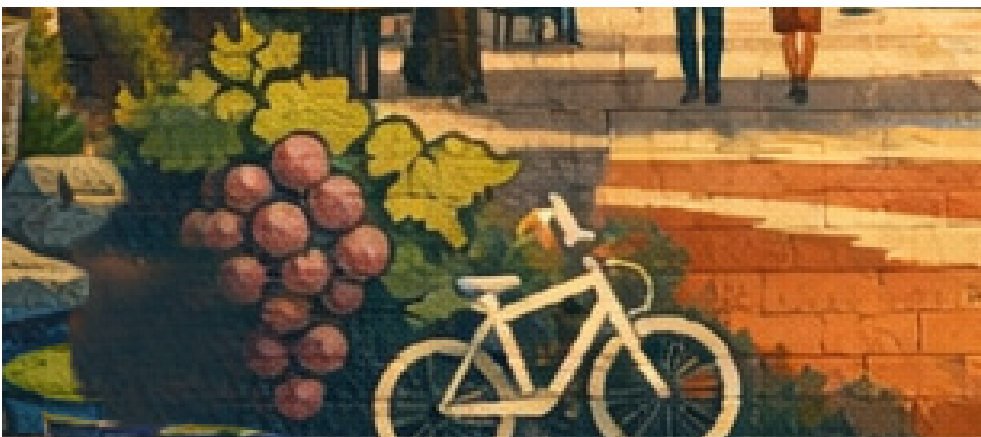
Generated image is for general concept ideation. Final painting and details can be modified to fit the desired final design.

**Key elements may include:**

- Stylized view of the Parkway with recognizable architectural cues
- (Including the central tree installation and surrounding streetscape)
- Inclusion of the “Friend” dog statue as a local landmark
- Subtle integration of a flower stand to represent the seasonal farmers market
- Non-branded visual nods to:
  - Bakery & café culture
  - Bars & dining
  - Local art & creativity
  - Shopping and small businesses
- Light pedestrian activity to create a sense of life and movement
- Warm lighting and color palette to evoke a welcoming tone
- Mallard duck pair included as a subtle local easter egg
- Additional small, optional hidden elements to encourage engagement

The design will also account for existing wall features and obstructions to ensure a clean and integrated final result. Final artwork will be refined collaboratively to ensure alignment with the City of Richland and Parkway vision prior to execution.

**Style examples and generated inspiration:**



# Investment Breakdown

**Design & Labor** ..... **\$3,000**

Total Estimated Mural Size: 150 sq ft

“Simple Stylized” Mural Painting Style: \$20/sqft

150 x 20 = **\$3,000**

**Materials & Supplies** ..... **\$700**

Paints, primers, brushes, equipment: \$500

Cleaning, crack filling, priming: \$200

**Optional Add-Ons** ..... **\$300**

Anti-Graffiti Protective Sealant: \$300

**Total Project Investment: \$3,700 – \$4,000 depending on selected options**

**Final pricing is based on current scope and surface conditions. Any additional structural preparation or requested design changes beyond initial approval may require adjustment.**

## Painting Style Options

These additional style options can be swapped out and re-priced upon request.



Simple

Starting at \$20/ sq ft



Stylized

Starting at \$20/ sq ft

**CURRENT SELECTION**



Detailed

Starting at \$35/ sq ft



Realistic

Starting at \$50/ sq ft

## Estimated Timeline

(Once final concept approval is given)

**Mural execution: 10–15 working days (weather + environment dependent)**



# Anna Marie

## CONTACT

**AnnaMarie Studios LLC**

**Phone:** (253) 508-1059

**Email:** [annamariestudios@gmail.com](mailto:annamariestudios@gmail.com)

**Website:** [annamariestudios.com](http://annamariestudios.com)



QUOTE  
~~INVOICE~~

CUSTOMER RICHLAND PARKWAY BID  
DATE 11/12/25

ELKINGTONART.COM

Heidi Elkington  
@Elkington

heyhighdee@gmail.com

HEIDI ELKINGTON HEY  
1624 HUNT. AVE  
RICHLAND, WA 99354  
509.528.3283



venmo

GOODS PAINTING/ART SALE

SERVICES FREELANCE WORK

NAME/TITLE  
MEDIUM  
SALE PRICE  
SALES TAX  
TOTAL

JOB TITLE MURAL ON FROST ME SWEET  
BRIEF DESCRIPTION SOUTH SIDE OF BUILDING  
TOP TO BOTTOM FROM WINDOW TO STREET  
START DATE MARCH 2026 END DATE APRIL 2026  
TOTAL COST TO CUSTOMER \$2700

NOTES LARGE MURAL REPRESENTING PARKWAY - TO INCLUDE  
TEXT: "THE HISTORIC RICHLAND PARKWAY" & AN ARROW POINTING  
TOWARDS PARKWAY, LARGE & COLORFUL  
\* 1/2 PAYMENT

CONTACT: MEGAN SAVELY  
meg@FrostMeSweet.com

PLEASE MAKE CHECKS AND/OR MONEY ORDERS PAYABLE TO:

HEIDI ELKINGTON HEY  
1624 HUNT. AVE  
RICHLAND, WA 99354

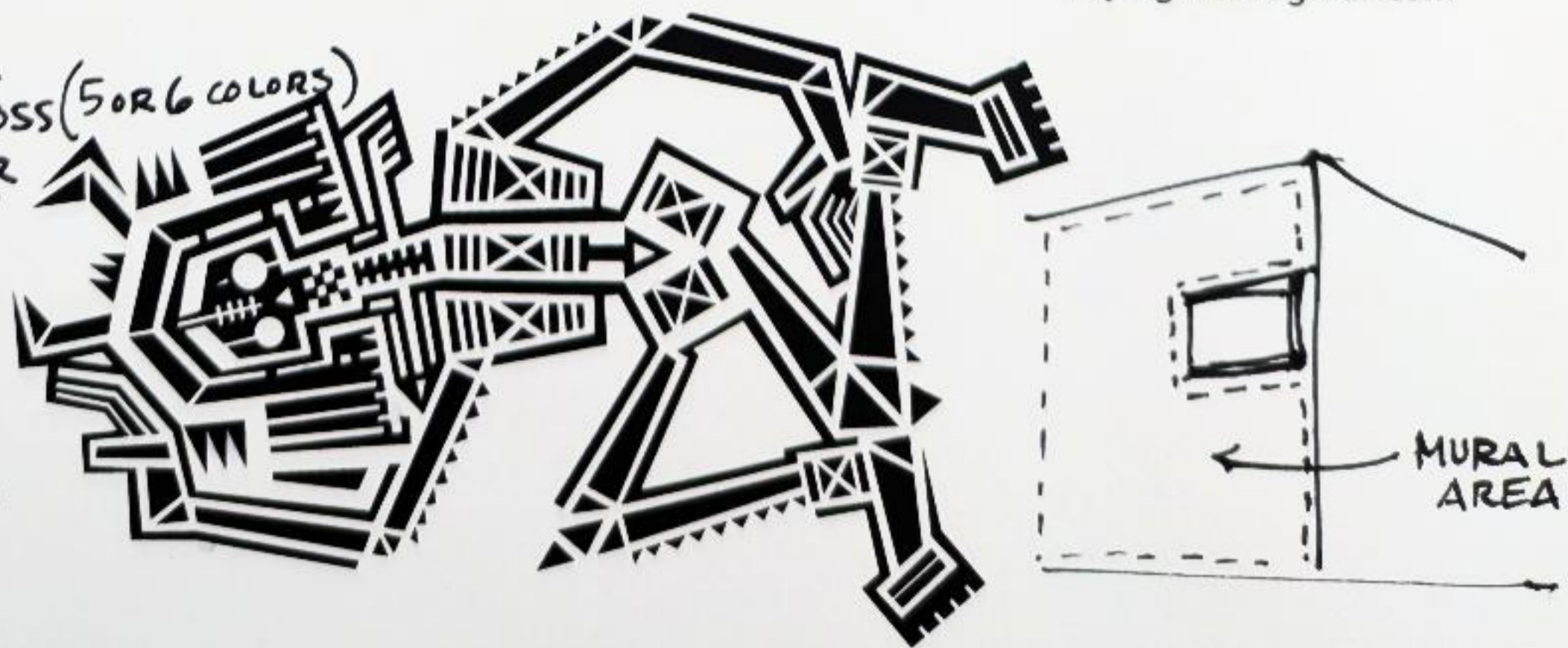
QUESTIONS? YOU CAN REACH ME AT:

509.528.3283  
heyhighdee@gmail.com

PAINT

- EXTERIOR PRIMER
- OUTDOOR SEMI-GLOSS (5 OR 6 COLORS)
- PROTECTIVE CLEAR COAT

~ \$700  
TIME  
• ALLOW 2 WEEKS TO COMPLETE  
~ \$2000



*Frost Me Sweet*

BAKERY & BISTRO

THE  
HISTORIC

RICHLAND  
PARKWAY



# FROST ME SWEET

THE PARKWAY  
May 11, 2026



FROST ME SWEET

JADWIN AVE.

LEE BLVD

GEORGE WASHINGTON WAY

(A)  
(B)

(A)

(550)

(A)  
80

(10)

(75)

713 717 715

711

701

712

749

818 747  
917 745 741  
735

115 B006  
114 104  
113 102  
112 204  
111 209  
209

709  
A B 707  
705  
703  
701

702 B 524 A

660 K L J E 627  
660

515 513 511 677

714  
713  
A 710  
C 702 A B  
102

7 8  
5 6  
3 4  
1 2  
RIVER  
750

730

720

710 A N BB C E  
G D

706  
702  
700 66 64

690

75



## ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 5/18/2026

Agenda Category: New Business

Prepared By: Darin Arrasmith, Planner

### Subject

Potential repurchase of property

### Department/Office

Development Services

### Document Type

Economic Development Committee Item

### Recommended Motion

Motion to Recommend to the City Council authorizing the City Manager to sign and execute all document necessary to repurchase the 2443 Henderson Loop property from Dule Mehic.

### Summary

On June 18, 2024, the Richland City Council authorized the City Manager to enter into a Purchase and Sale Agreement (Contract No. 260-24) with Dule Mehic for the purchase of a 1.86-acre lot in the Horn Rapids Business Center at 2443 Henderson Loop, for the development of a 6,000 square foot RV sales and showroom facility with office space. Paragraph 11.13 of the Purchase and Sale Agreement grants the City the right to repurchase the property if Mr. Mehic fails to develop the property with the required facility within the timeframes identified in the PSA.

Mr. Mehic closed on the sale of the 1.86-acre property on October 24, 2024. Pursuant to the development requirements of the PSA, Mr. Mehic was required to commence construction of the RV sales and showroom facility within 18 months of closing, or by April 25, 2026.

In June 2025, Mr. Mehic informed City staff that his development plans had changed and that he would be adding a second project to the property – the construction of a wine production facility for a local winery. Staff approved of this second project, but informed Mr. Mehic that the deadline to commence construction on the property was still in effect.

At present, one half of the property is currently being used as a laydown yard for a local roofing company, and the other half is being used as outdoor storage of recreational vehicles for the neighboring RV dealership. Fencing has been installed around the perimeter of the property for both uses.

In April 2026, City staff received an update from Mr. Mehic regarding his development plans. Mr. Mehic indicated that the outdoor storage of RVs on the property is the extent of the development for the RV dealership (the RV sales and showroom facility will no longer be developed on the property). Mr. Mehic further indicated that he will now construct a multi-tenant facility on the other half of the property, for which he currently has not secured any tenants.

The repurchase price for the property will be the same as the original sale price of \$486,130, and contractual authority for the transaction continues to exist under Contract No. 260-24.

The City's best interests are served by retaining ownership of the parcel to ensure development of the Horn Rapids Business Center consistent with the established vision of the area.

### Fiscal Impact

\$486,130 is available in the Industrial development fund to cover the expense to repurchase 2443 Henderson Loop. The parties will split the Closing costs as provided in the 2024 Purchase and Sale Agreement.

## **Attachments**

1. Site Map\_Dule Mehic PSA
2. Dule Mehic-Letter of Interest



HORN RAPIDS  
RV PARK

HORN RAPIDS  
COMMERCIAL PLAZA

HORN RAPIDS  
GOLF COURSE COMMUNITY

**DULE MEHIC**  
1.86 ACRE PURCHASE  
(~ 6,000 SF FACILITY)



Image #1



Image #2



Image #3



Image #4

**March 21, 2024**

**TO: CITY OF RICHLAND**

**FROM: DULE MEHIC**

**RE: Letter of Interest for Purchase of Commercial Property Located at 2405 SR 240  
Richland, WA 99352**

- The property ID: 309304
- Geo ID; 127087013556002,
- **Legal Description:** LOT 2, SHORT PLAT 3556. RECORDED IN VOLUME 1 OF SHORT PLAT, AT PAGE 3556, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2018-001661, 1/18/2018. The property is 1.86 acres/81,021.60 SF

### **Project/Business Activity/Use of the Property**

Horn Rapids RV Service & Sales, which currently holds a lease agreement for 2451 and 2454 Henderson Loop properties, is proposing using the property to expand its Recreational Vehicle Sales business. Horn Rapids RV Service & Sales is family-owned and operated. The business was started in November of 2018 when Dule Mehic developed a leaseholder partnership and designed the built-to-suit building located at 2451 Henderson Loop. This building was completed in July 2019 and the business opened at this location. The business quickly grew, and the business owner requested additional space across the street at 2454 Henderson Loop. A second build-to-suit was designed to support its growing Sales department. This building was completed in April 2022 and the Sales department moved into this new location. The Sales business continues to grow, and additional space is needed to accommodate larger recreational vehicle units. Initially, sales were targeted at smaller units. The business plans to build a modern Sales building on the southwest corner of the property next to the freeway frontage.

### **Size of the Building**

The size of the building is estimated to be around 3000 to 6000 square feet.

### **Type/design of the Building to be Constructed**

The building will be of a modern style and will be designed for Sales employees only. No Service work will be performed or Service employees will occupy this building.

## **Anticipated Value of the Building**

The anticipated value of the building is estimated at \$750,000.

## **Business Tenant**

The business tenant will be Horn Rapids RV Service & Sales.

## **Anticipated Annual Sales Tax from the Business**

The annual sales tax from the business is estimated at \$500,000.

## **Number of Jobs to be Created**

Expansion of Horn Rapids RV Service & Sales is expected to create at least 7 new jobs to include 4 additional Salesmen, 1 Sales Manager, 1 Finance & Insurance Manager and 1 General Sales Manager.

## **Construction Timeline of Project**

Construction is expected to begin in 2025 or 2026

## **Other Important Information**

As the market changes, the business must also follow to ensure it can stay competitive in the area. If the space at 2443 Henderson Loop is not made available to Horn Rapids RV Service & Sales, the business will need to seek other options where space is available with freeway frontage. Currently, Horn Rapids RV Service & Sales is the only dealership located in Benton County. Moving the business out of Richland and Benton County would result in lost revenue.

The approximate shape and design of the future building and location is shown in the following images.



Image #1



Image #2



Image #3



Image #4

On the City of Richland website, the most expensive land is highway frontage in Horn Rapid Plaza \$5.25 per SF. I was told that the prices have changed in the meantime.

In the last 20 years I have built 14 buildings, and I have brought about 30 companies with business to northern Richland. I am the first one who started investing in this part of Richland and who totally changed the look of this part I have never had a problem and we have always worked well together, which I think will continue. I think that I have earned some credit with you and that you will accept my offer for this land, which is;

The property is 1.86 acres/81,021.60 SF

My offer is \$6.0 per SF

Total price for this parcel ; \$486129.6

If the City of Richland accepts this proposal I (Dule Mehic) will enter into a Purchase and Sale Agreement to buy the property.

Sincerely,

Dule Mehic



## ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 5/18/2026

Agenda Category: Presentations

Prepared By: Amanda Wallner, Economic Development Manager

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### Subject

Comprehensive Plan Workshop Activity Item

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### Department/Office

Development Services

### Document Type

Economic Development Committee Item

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### Recommended Motion

None.

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### Summary

At the April meeting of the EDC AHBL, the consultant handling the Comprehensive Plan presented to the committee and asked for feedback on the SWOT analysis. Limited input was received during the special meeting and some members were not present. Staff is revisiting the item to discuss the impact and importance of the plan and the next twenty years that it impacts as well as glean all input from the group to inform the Economic Development session.

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### Fiscal Impact

None.

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### Attachments

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